

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2024				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 97,290	\$ 36,571	\$ 69,838	\$ 106,409	\$ 112,090
Total revenues	<u>97,290</u>	<u>36,571</u>	<u>69,838</u>	<u>106,409</u>	<u>112,090</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	-	2,400	2,400	2,400
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	647	14,353	15,000	15,000
Engineering	10,000	-	10,000	10,000	10,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,000	8,062	-	8,062	4,000
Telephone	400	200	200	400	400
Postage	750	29	721	750	750
Printing & binding	750	375	375	750	750
Legal advertising	2,000	-	2,000	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	125	5,500	5,500
Contingencies/bank charges	650	25	625	650	650
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	<u>97,290</u>	<u>40,093</u>	<u>61,259</u>	<u>101,352</u>	<u>97,290</u>
Field operations					
Aquatic maintenance	-	-	-	-	14,800
Total field operations	-	-	-	-	14,800
Total expenditures	<u>97,290</u>	<u>40,093</u>	<u>61,259</u>	<u>101,352</u>	<u>112,090</u>
Net increase/(decrease) of fund balance	-	(3,522)	8,579	5,057	-
Fund balance - beginning (unaudited)	-	(5,057)	(8,579)	(5,057)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (8,579)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total number of units	1,332
Professional & admin amount per unit (GF)	\$ 84.15

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	650
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Field operations	
Aquatic maintenance	14,800
Covers the cost of maintaining 37 acres of Phase I stormwater lakes free of noxious and invasive vegetation, including submersed vegetation that if not maintained can negatively impact the stormwater systems ability to perform as designed.	
Total expenditures	<u><u>\$112,090</u></u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Adopted Budget FY 2024	
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		Total Actual & Projected
REVENUES					
Assessment levy: off-roll	\$ 252,368	189,273	63,095	252,368	\$ 489,375
Interest	-	12,638	-	12,638	-
Total revenues	<u>252,368</u>	<u>201,911</u>	<u>63,095</u>	<u>265,006</u>	<u>489,375</u>
EXPENDITURES					
Debt service					
Interest	489,375	244,687	244,688	489,375	489,375
Total expenditures	<u>489,375</u>	<u>244,687</u>	<u>244,688</u>	<u>489,375</u>	<u>489,375</u>
Excess/(deficiency) of revenues over/(under) expenditures	(237,007)	(42,776)	(181,593)	(224,369)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(7,759)	-	(7,759)	-
Total other financing sources/(uses)	<u>-</u>	<u>(7,759)</u>	<u>-</u>	<u>(7,759)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(237,007)	(50,535)	(181,593)	(232,128)	-
Beginning fund balance (unaudited)	971,070	975,974	925,439	975,974	743,846
Ending fund balance (projected)	<u>\$734,063</u>	<u>\$ 925,439</u>	<u>\$ 743,846</u>	<u>\$ 743,846</u>	<u>743,846</u>
Use of fund balance:					
Debt service reserve account balance (required)					(489,375)
Interest expense - November 1, 2024					(244,688)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 9,783</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			244,687.50	244,687.50	13,500,000.00
05/01/24			244,687.50	244,687.50	13,500,000.00
11/01/24			244,687.50	244,687.50	13,500,000.00
05/01/25			244,687.50	244,687.50	13,500,000.00
11/01/25			244,687.50	244,687.50	13,500,000.00
05/01/26			244,687.50	244,687.50	13,500,000.00
11/01/26			244,687.50	244,687.50	13,500,000.00
05/01/27			244,687.50	244,687.50	13,500,000.00
11/01/27			244,687.50	244,687.50	13,500,000.00
05/01/28			244,687.50	244,687.50	13,500,000.00
11/01/28			244,687.50	244,687.50	13,500,000.00
05/01/29			244,687.50	244,687.50	13,500,000.00
11/01/29			244,687.50	244,687.50	13,500,000.00
05/01/30			244,687.50	244,687.50	13,500,000.00
11/01/30			244,687.50	244,687.50	13,500,000.00
05/01/31			244,687.50	244,687.50	13,500,000.00
11/01/31			244,687.50	244,687.50	13,500,000.00
05/01/32	13,500,000.00	3.625%	244,687.50	13,744,687.50	-
Total	13,500,000.00		4,404,375.00	17,904,375.00	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: off-roll	\$ 547,737	410,803	136,934	547,737	\$ 547,737
Interest	-	9,788	-	9,788	-
Total revenues	<u>547,737</u>	<u>420,591</u>	<u>136,934</u>	<u>557,525</u>	<u>547,737</u>
EXPENDITURES					
Debt service					
Principal	180,000	-	180,000	180,000	185,000
Interest	367,338	183,669	183,669	367,338	361,938
Total expenditures	<u>547,338</u>	<u>183,669</u>	<u>363,669</u>	<u>547,338</u>	<u>546,938</u>
Excess/(deficiency) of revenues over/(under) expenditures	399	236,922	(226,735)	10,187	799
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(8,685)	-	(8,685)	-
Total other financing sources/(uses)	<u>-</u>	<u>(8,685)</u>	<u>-</u>	<u>(8,685)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	399	228,237	(226,735)	1,502	799
Beginning fund balance (unaudited)	747,482	731,991	960,228	731,991	733,493
Ending fund balance (projected)	<u>\$747,881</u>	<u>\$ 960,228</u>	<u>\$ 733,493</u>	<u>\$ 733,493</u>	<u>734,292</u>
Use of fund balance:					
Debt service reserve account balance (required)					(547,738)
Interest expense - November 1, 2024					(178,194)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 8,360</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			180,968.75	180,968.75	9,420,000.00
05/01/24	185,000.00	3.000%	180,968.75	365,968.75	9,235,000.00
11/01/24			178,193.75	178,193.75	9,235,000.00
05/01/25	190,000.00	3.000%	178,193.75	368,193.75	9,045,000.00
11/01/25			175,343.75	175,343.75	9,045,000.00
05/01/26	200,000.00	3.000%	175,343.75	375,343.75	8,845,000.00
11/01/26			172,343.75	172,343.75	8,845,000.00
05/01/27	205,000.00	3.000%	172,343.75	377,343.75	8,640,000.00
11/01/27			169,268.75	169,268.75	8,640,000.00
05/01/28	210,000.00	3.375%	169,268.75	379,268.75	8,430,000.00
11/01/28			165,725.00	165,725.00	8,430,000.00
05/01/29	220,000.00	3.375%	165,725.00	385,725.00	8,210,000.00
11/01/29			162,012.50	162,012.50	8,210,000.00
05/01/30	225,000.00	3.375%	162,012.50	387,012.50	7,985,000.00
11/01/30			158,215.63	158,215.63	7,985,000.00
05/01/31	235,000.00	3.375%	158,215.63	393,215.63	7,750,000.00
11/01/31			154,250.00	154,250.00	7,750,000.00
05/01/32	240,000.00	3.375%	154,250.00	394,250.00	7,510,000.00
11/01/32			150,200.00	150,200.00	7,510,000.00
05/01/33	250,000.00	4.000%	150,200.00	400,200.00	7,260,000.00
11/01/33			145,200.00	145,200.00	7,260,000.00
05/01/34	260,000.00	4.000%	145,200.00	405,200.00	7,000,000.00
11/01/34			140,000.00	140,000.00	7,000,000.00
05/01/35	270,000.00	4.000%	140,000.00	410,000.00	6,730,000.00
11/01/35			134,600.00	134,600.00	6,730,000.00
05/01/36	280,000.00	4.000%	134,600.00	414,600.00	6,450,000.00
11/01/36			129,000.00	129,000.00	6,450,000.00
05/01/37	295,000.00	4.000%	129,000.00	424,000.00	6,155,000.00
11/01/37			123,100.00	123,100.00	6,155,000.00
05/01/38	305,000.00	4.000%	123,100.00	428,100.00	5,850,000.00
11/01/38			117,000.00	117,000.00	5,850,000.00
05/01/39	315,000.00	4.000%	117,000.00	432,000.00	5,535,000.00
11/01/39			110,700.00	110,700.00	5,535,000.00
05/01/40	330,000.00	4.000%	110,700.00	440,700.00	5,205,000.00
11/01/40			104,100.00	104,100.00	5,205,000.00
05/01/41	345,000.00	4.000%	104,100.00	449,100.00	4,860,000.00
11/01/41			97,200.00	97,200.00	4,860,000.00
05/01/42	360,000.00	4.000%	97,200.00	457,200.00	4,500,000.00
11/01/42			90,000.00	90,000.00	4,500,000.00
05/01/43	375,000.00	4.000%	90,000.00	465,000.00	4,125,000.00
11/01/43			82,500.00	82,500.00	4,125,000.00
05/01/44	390,000.00	4.000%	82,500.00	472,500.00	3,735,000.00
11/01/44			74,700.00	74,700.00	3,735,000.00
05/01/45	405,000.00	4.000%	74,700.00	479,700.00	3,330,000.00

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			66,600.00	66,600.00	3,330,000.00
05/01/46	420,000.00	4.000%	66,600.00	486,600.00	2,910,000.00
11/01/46			58,200.00	58,200.00	2,910,000.00
05/01/47	435,000.00	4.000%	58,200.00	493,200.00	2,475,000.00
11/01/47			49,500.00	49,500.00	2,475,000.00
05/01/48	455,000.00	4.000%	49,500.00	504,500.00	2,020,000.00
11/01/48			40,400.00	40,400.00	2,020,000.00
05/01/49	475,000.00	4.000%	40,400.00	515,400.00	1,545,000.00
11/01/49			30,900.00	30,900.00	1,545,000.00
05/01/50	495,000.00	4.000%	30,900.00	525,900.00	1,050,000.00
11/01/50			21,000.00	21,000.00	1,050,000.00
05/01/51	515,000.00	4.000%	21,000.00	536,000.00	535,000.00
11/01/51			10,700.00	10,700.00	535,000.00
05/01/52	535,000.00	4.000%	10,700.00	545,700.00	-
Total	9,420,000.00		6,583,843.76	16,003,843.76	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll Assessments					
	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
<u>Phase 1</u>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	99	-	1,265.71	1,265.71	1,265.71
SF 50'	195	-	1,582.14	1,582.14	1,582.14
SF 60'	60	-	1,898.57	1,898.57	1,898.57
	354				
<u>Future Phases</u>					
Townhome	372	\$ -	\$ 352.83	\$ 352.83	\$ 181.95
SF 40'	142	-	470.44	470.44	242.60
SF 50'	307	-	588.05	588.05	303.25
SF 60'	157	-	705.66	705.66	363.90
Total	978				
Grand Total	1,332				